

TRIPURA GAZETTE



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PART--I-- Orders and Notifications by the Government of Tripura,
The High Court, Government Treasury etc.

GOVERNMENT OF TRIPURA URBAN DEVELOPMENT DEPARTMENT

No.F.1(23)-TUDA/ESTT/2024/66

Dated, Agartala, the 15th January, 2025.

NOTIFICATION

In exercise of the powers conferred by Section 118 read with Section 274 of the Tripura Municipal Act, 1994 the State Government hereby makes the following Rules to amend the Tripura Building Rules 2017 namely:

1. Short title and commencement:-

- (i) These may be called the **“Tripura Building (Fourth Amendment) Rules, 2024”**;
- (ii) They shall come into force on the date of their publication in the Tripura Gazette.

2. Amendment to Rule 50:

In the Tripura Building Rules, 2017 (hereinafter referred to as the Principal Rules), for sub-clause (a) of clause(6) of Rule 50, the following shall be substituted namely:-

“(6)(a) For a building exceeding 14.5(fourteen and half) meters in height, the Floor Area Ratio(FAR) shall be 3;

Provided that, the applicant may get the Floor Area Ratio(FAR) increased from the authority competent to approve it, on payment of a fee for additional Floor Area Ratio(FAR) beyond 3 upto 5, at such rates as determined by the authority competent to approve subject to minimum as may be determined by State Government from time to time.

Provided further that, for relaxation of Floor Area Ratio(FAR) beyond 5, approval of state government shall be necessary and on payment of a fee for additional Floor Area Ratio(FAR) beyond 5, at such rates as may be determined by State Government from time to time.

Provided further that, The base Floor Area Ratio(FAR) in case of commercial buildings in municipal and development areas shall be 5 and the base FAR in Central Business Districts(CBDs) and transit-oriented development(TOD) corridors shall be 5+2.”

By order of the Governor,

Signed by Abhishek Singh

Date: 13-01-2025 14:05:27

**(Abhishek Singh,IAS)
Secretary to the
Government of Tripura**